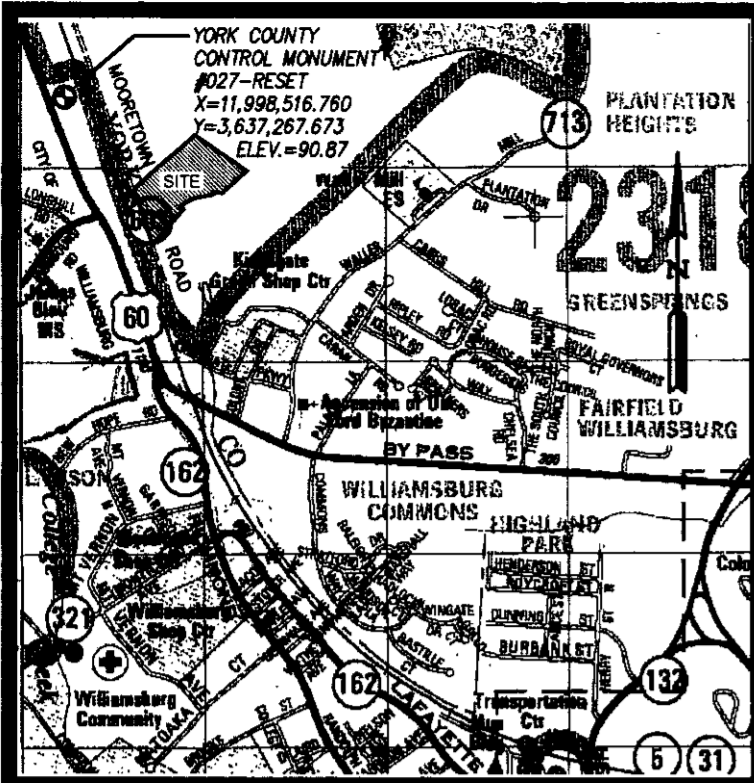


2008 JUL 23 AM 8:39



VICINITY MAP
SCALE: 1" = 2,000'

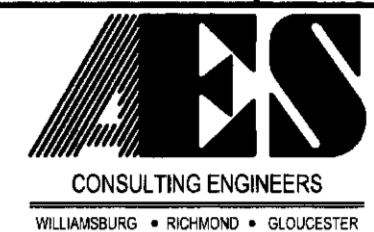
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20705134

LEGEND

- PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT
MONUMENT SET
CMF CONCRETE MONUMENT FOUND
IRS IRON ROD SET
IRF IRON ROD FOUND
RPA RESOURCE PROTECTION AREA
RMA RESOURCE MANAGEMENT AREA
R/W RIGHT-OF-WAY
PP POWER POLE
N/F NOW / FORMERLY

PLAT OF SUBDIVISION
THE RESERVE AT WILLIAMSBURG

BRUTON DISTRICT COUNTY OF YORK VIRGINIA
DATE: 07/25/07 SCALE: N/A DRAWN: AWT



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994
JOB NO. 9128-08

SHEET 1 OF 2

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND PROPRIETORS AND TRUSTEES:

RESERVE AT WILLIAMSBURG, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: WILLIAMSBURG RESERVE CORPORATION, A VIRGINIA CORPORATION, MANAGING MEMBER

BY: MARK WESHINSKEY PRESIDENT DATE 11/02/07

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia
CITY/COUNTY OF: Loudoun
Victoria Baturay, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 02 DAY OF November, 2007. MY COMMISSION EXPIRES 1-31-09.



AREA TABULATION

Table with 3 columns: AREA OF RIGHT-OF-WAY, S.F., AC.±. Includes rows for PARCEL 1 (FUTURE APARTMENTS), PARCEL 2 (FUTURE CONDOMINIUMS), PARCEL 3 (FUTURE SINGLE FAMILY RESIDENTIAL), PARCEL 4 (SANITARY PUMP STATION LOT), PARCEL 5 (FUTURE SINGLE FAMILY RESIDENTIAL), PARCEL 6 (FUTURE COMMERCIAL DEVELOPMENT), PARCEL 7 (FIRE STATION LOT), and TOTAL SUBDIVIDED AREA.

GENERAL NOTES

- 1. THE SUBJECT PARCEL: TAX PARCEL 05-00-00-052, GPIN: D16C-1780-1578.
2. THE PROPERTY SHOWN LIES IN FLOOD ZONE X, (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #5101820025B, DATED DECEMBER 16, 1988.
3. THE PROPERTY SHOWN IS ZONED PD (PLANNED DEVELOPMENT DISTRICT) IN ACCORDANCE WITH ORDINANCE NO. 06-18 (R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON SEPTEMBER 5, 2006.
4. EASEMENT(S) TO VEPCO RECORDED IN DEED BOOK 55, PAGE 550; DEED BOOK 74, PAGE 539 & DEED BOOK 74, PAGE 541 ARE LOCATED OUTSIDE THE SURVEY LIMITS.
5. EASEMENT(S) TO VNG RECORDED IN DEED BOOK 728, PAGE. 571 ARE LOCATED OUTSIDE THE SURVEY LIMITS.
6. EASEMENT(S) TO CITY OF NEWPORT NEWS RECORDED IN DEED BOOK 147, PAGE 118 AND DEED BOOK 356, PAGE 290 ARE LOCATED OUTSIDE THE SURVEY LIMITS.
7. RESERVE WAY IS HEREBY DEDICATED FOR PUBLIC USE.
8. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
9. THE SUBJECT PROPERTIES ARE LOCATED IN THE WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE ZONING ORDINANCE.
10. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9-VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
11. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN SIMPLE FEE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
12. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND PROPRIETORS AND TRUSTEES:

DEED OF TRUST DATED JUNE 27, 2007 RECORDED AS INSTRUMENT NO. 070014853 BRANCH BANKING AND TRUST COMPANY (LENDER) BB&T VA-COLLATERAL SERVICE CORPORATION, A VIRGINIA CORPORATION (TRUSTEE)

BY: Charles Gebbert SVP 11/2/2007
(PRINTED NAME) TITLE DATE
CHARLES GEBBERT

CERTIFICATE OF NOTARIZATION

STATE OF: Maryland
CITY/COUNTY OF: Prince Georges
Juanita A Elder, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 2 DAY OF November, 2007. MY COMMISSION EXPIRES February 2, 2010.

Juanita A Elder
SIGNATURE

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' / 20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF RESERVE AT WILLIAMSBURG, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM THE CITY OF WILLIAMSBURG, A VIRGINIA MUNICIPAL CORPORATION, BY DEED DATED JUNE 15, 2007 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON JUNE 28, 2007 AS INSTRUMENT NO. 070014851. I CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 25, 2008.

G.T. WILSON, JR., L.S. 7/25/07 DATE



APPROVED: VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: Paulie L. Dean DATE: 5/21/08

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena, PLAT APPROVING AGENT DATE: 7/15/08

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 23rd DAY OF July, 2008. THIS MAP WAS PRESENTED FOR RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 080016943

TESTE: Lynn S. Mendibur, CLERK BY: [Signature]

EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY CITY OF WILLIAMSBURG.